



CITY PLANNING COMMISSION MEETING AGENDA
February 23, 2017

12:30 PM - Lunch

1:00 PM

1. Call to Order/Roll Call

2. Architectural Review Board Items Action –

A. Design Review

1. Downtown Wayfinding signage

Applicant: Mary Miller & Rachel McCall, Downtown Norfolk Council

Project Request: Downtown Wayfinding signage

Project Summary: The following types of wayfinding signs are being proposed: gateway; monolith (three sizes 6, 7, & 8 feet heights); Kiosk; collar/lamp pole collar; post and blade; and wall mount. Branding elements are proposed to be uniform on the signage. International symbols that are familiar for visitors to recognize. Consistent typography, color, layouts, and graphic styles. The material selection and techniques will add further brand awareness. All of the signs, except for the post and blade style, will manage the content in four sections from top to bottom: wayfinding identification; directional message; location map, and internet link. The post and blade style is designed to “point” people in the direction of a location. Up to six destinations for any of the four directions. The wall mount signs are designed for locations like parking garages. A digital wayfinding sign is suggested for interior locations.

The application has a map of recommended locations for the initial phase. The recommendation would allow the placement of the subsequent signs to be installed without having to go through the design review process each time as they will be using the same style signs throughout the downtown.

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the wayfinding signs for downtown.

2. Olde Huntersville Design Guidelines

Applicant: Mel Price, WPA

Project Request: Olde Huntersville house plans

Project Summary: WPA on behalf of the City of Norfolk, has been working on a plan book for “traditional neighborhoods”. The plan book is designed to offer residents, pattern-book guidelines for narrow-width lots. The project goals are:

- Give residents tools to make building affordable and well-designed houses on narrow lots with an abbreviated public process.
- Provide opportunities for renters to become owners in the neighborhood.
- Provide a way for neighborhoods to grow from within.
- Provide plans for beautiful, customizable, market-rate homes that fit into the architectural character of the neighborhood.
- Provide plans that meet the new flood ordinance requirements.

The designs utilize the same rectangular massing with two different floorplan options. The roof options are: hipped with a dormer; end gable; and a style that appears flat from the front. The buyer can also select a full front porch or a covered stoop. The porch roof can be a shed design or a front gable over the entrance of a shed roof.

The proposed materials are class 'A' asphalt shingles with ridge vents for the roof; cementitious siding and trim; aluminum gutters and hand railing systems; and PVC corbels. The window style is mostly double-hung with some awning and the material is not specified.

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the designs with the following recommendations:

- The Italianate style have wider frieze where the brackets are located;
- The Italianate style have 2/2 window style;
- Windows may be vinyl with SDL muntins and are double hung;
- The muntin pattern may be 1/1, 6/6 or 6/1;
- Pilasters shall be on either end of the porch;
- The sustainable materials shall be maintained, no vinyl siding;
- Doors may be wood or fiberglass;
- May use framed front porches or poured;
- Brick veneer at base;
- No shutters;

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the exterior house plans as presented.

3. February 23, 2017 Public Hearing Preview

4. Director's Comments

A. Council Actions

B. Annual Report Discussion (To be adopted during new business of public hearing)

5. Comments from Commissioners

6. Future Meeting Schedule

Wednesday, March 8, 2017	1:00 PM Zoning Field Trip
Thursday, March 9, 2017	1:00 PM Regular Meeting
Thursday, March 23, 2017	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting
Wednesday, April 12, 2017	1:00 PM Zoning Field Trip
Thursday, April 13, 2017	1:00 PM Regular Meeting
Thursday, April 27, 2017	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting

Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:

www.norfolk.gov/Planning/designreview.asp